



**A Publication of the County of Fairfax, Virginia  
Department of Planning & Zoning**

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## **STAFF REPORT 2005-2006 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** Lee

**APR ITEM(S):** 05-IV-1RH  
05-IV-1S  
05-IV-8S

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**NOMINATOR(S):** 05-IV-1RH: Andrew Ross Levinson  
05-IV-1S: Roger A. Hart  
05-IV-8S: Lynne J. Strobel

**ACREAGE:** 05-IV-1RH: 10.98 Acres  
05-IV-1S: 7.48 Acres  
05-IV-8S: 10.29 Acres

**TAX MAP I.D. NUMBERS:** 05-IV-1RH: 91 3((8)) A, B, 1-4, 5A  
05-IV-1S: 90-4((1)) 20; 91-3((1)) 23-25  
05-IV-8S: 91-3((1)) 12-15, 15A, ((5)) 1A, 1B, 2-4

**GENERAL LOCATION:**

05-IV-1RH: NE of the Steinway Street/Beulah Street intersection  
05-IV-1S: SW of the Beulah Street/Miller Drive intersection.  
05-IV-8S: Parcels adjacent to Casperson Road and west of Beulah Street.

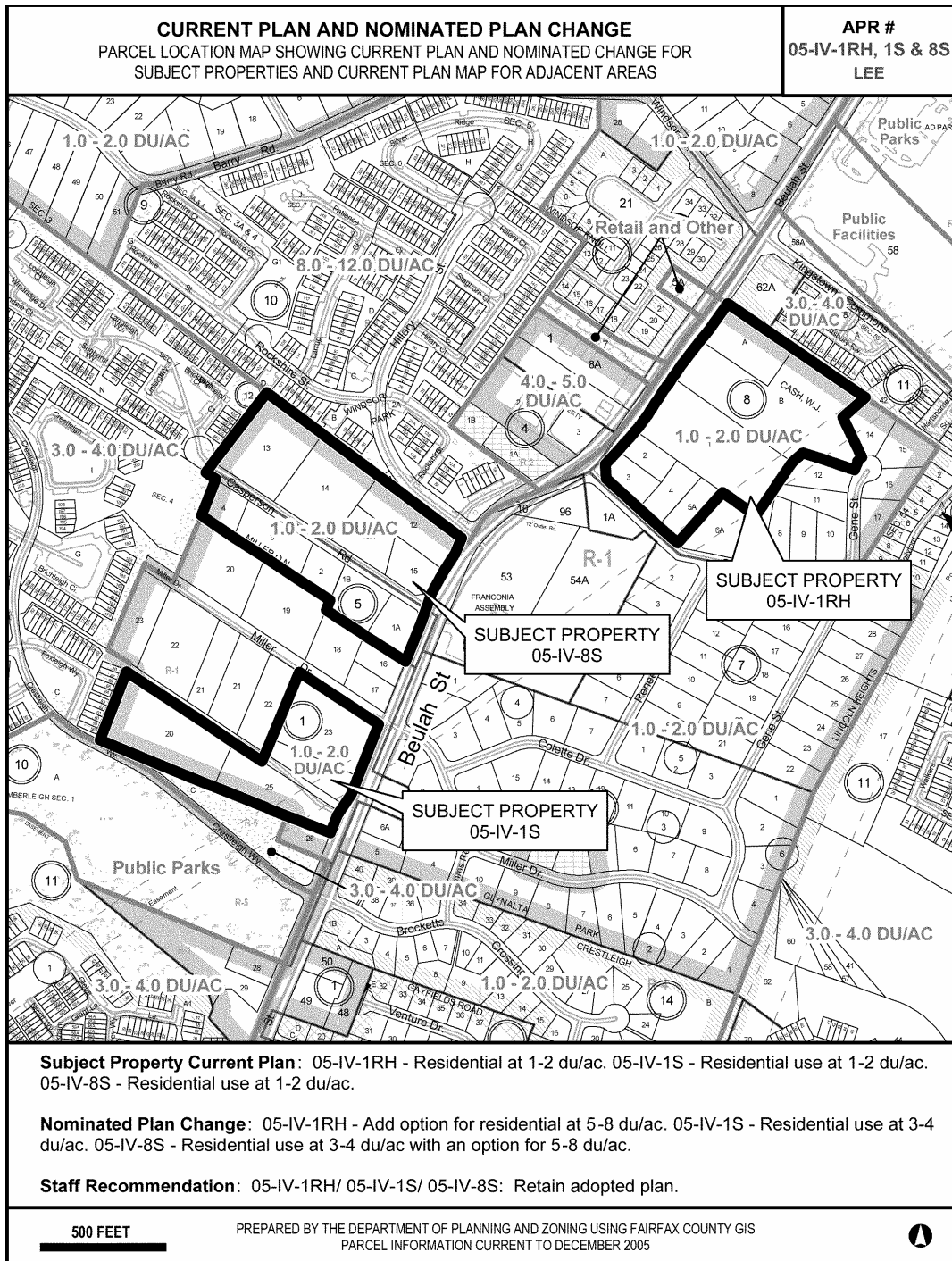
**PLANNING AREA(S):** 05-IV-1RH/1S/8S: IV

District(s): 05-IV-1RH: Rose Hill  
05-IV-1S/8S: Springfield  
Sector(s): 05-IV-1RH: Lehigh (RH4)  
05-IV-1S/8S: Newington (S6)  
Special Area(s): 05-IV-1RH/1S/8S: N/A

**ADOPTED PLAN MAP:** 05-IV-1RH/1S/8S: 1-2 dwelling units per acre (du/ac)

**ADOPTED PLAN TEXT:**

05-IV-1RH: Parcels 91-3((8)) 1, A, B are planned for residential use at 1-2 du/ac.  
05-IV-1S/8S: No specific Plan text. The Policy Plan land use objective #8, which encourages the protection of stable residential neighborhoods, applies.



For complete Plan text see

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/rosehill.pdf>

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/springfield.pdf>

**PROPOSED PLAN AMENDMENT:**

05-IV-1RH: Add option for residential use at 5-8 du/ac with conditions

05-IV-1S: Residential use at 3-4 du/ac

05-IV-8S: Residential use at 3-4 du/ac with option for 5-8 du/ac

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**SUMMARY OF STAFF RECOMMENDATION:**

\_\_\_\_\_ Approve Nomination as submitted

\_\_\_\_\_ Approve Staff Alternative

  X   Retain Adopted Plan

***General Location:***

05-IV-1RH: NE of the Steinway Street/Beulah Street intersection

05-IV-1S: SW of the Beulah Street/Miller Drive intersection.

05-IV-8S: Parcels adjacent to Casperson Road and west of Beulah Street

***Planned and Existing Land Use and Zoning:***

***Subject Property:***

05-IV-1RH/1S/8S: All three nominated areas contain scattered single-family detached units. Remaining parcels are vacant. The nominated areas are planned for residential use at a density of 1-2 du/ac and are zoned R-1.

***Adjacent Area:***

**1RH**

***North:*** Kingstowne Commons townhouses planned for residential use at a density of 3-4 du/ac and zoned PDH-4

***East:*** Single family detached houses planned for residential use at a density of 1-2 du/ac and zoned R-1.

***South:*** Vacant parcels and Franconia Assembly of God Church planned for residential use at 1-2 du/ac and zoned R-1.

***West:*** Commercial and residential properties planned for low intensity retail and residential uses at 1-2 du/ac with an option for residential use at a density of 3-4 du/ac. The area is zoned PDH-4, R-1, and C-5.

**1S**

***North:*** Mostly vacant parcels and a few single-family detached houses along Miller Drive. The area is planned for residential use at a density of 1-2 du/ac and zoned R-1.

***East:*** Gynalta Park subdivision with single-family detached units planned for residential use at a density of 1-2 du/ac and zoned R-1.

***South:*** Area planned for residential use at a density of 1-2 du/ac and zoned R-1. Further south is the Fairfax County Park Authority property planned for public park and zoned R-5.

***West:*** Amberleigh townhouse subdivision planned for residential use at a density of 3-4 du/ac and zoned R-5.

**8S**

***North:*** The Windsor Park townhouse subdivision planned for residential use at a density of 8-12 du/ac and zoned R-8.

**East:** Vacant parcels and Franconia Assembly of God Church planned for residential use at a density of 1-2 du/ac and zoned R-1.

**South:** Mostly vacant parcels and a few single-family detached houses along Miller Drive. The area is planned for residential use at a density of 1-2 du/ac and zoned R-1.

**West:** Amberleigh townhouse subdivision planned for residential use at a density of 3-4 du/ac and zoned R-5.

## **PLANNING HISTORY**

All three nomination areas were included in nominations submitted for review during the 2002 South County APR cycle.

**1RH:** All parcels in this nomination were nominated for residential use up to 8-12 du/ac (02-IV-8RH). The nomination was not supported by the Planning Commission.

**1S and 8S:** All parcels in these two nominations were nominated for residential use up to 5-8 du/ac (02-IV-1S). The nomination was not supported by the Planning Commission.

## **ADOPTED COMPREHENSIVE PLAN TEXT**

### **1RH**

The Fairfax County Comprehensive Plan, 2003 Edition Area IV, Rose Hill Planning District, Amended through 12-6-2004, Lehigh Community Planning Sector (RH4), Page 69, Land Use Recommendation #43:

“Parcels 91-3((8))1, A and B are planned for residential use at 1-2 dwelling units per acre to be compatible with the existing residential neighborhood to the south.”

The Comprehensive Plan Map shows subject area as planned for residential use at 1-2 du/ac.

### **1S and 8S**

No specific Plan text is provided for the nominated parcels. Policy Plan land use objective #8, which encourages the protection of stable residential neighborhoods, applies.

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## NOMINATED PLAN AMENDMENT

The nominations provided draft Comprehensive Plan text is provided below.

### 1RH

The nomination proposes adding an option for residential use at a density of 5-8 du/ac with conditions. The Fairfax County Comprehensive Plan, 2003 Edition Area IV, Rose Hill Planning District, Amended through 12-6-2004, Lehigh Community Planning Sector (RH4), Page 69, Land Use Recommendation #43 is nominated to be modified as follows:

“Parcels 91-3((8))1, A and B are planned for residential use at 1-2 dwelling units per acre to be compatible with the existing residential neighborhood to the south. As an option, if parcels 91-3((8)) A, B, 1, 2, 3, 4, and 5A are consolidated for the purpose of providing a coordinated development, residential use at 5-8 dwelling units per acre is appropriate if the following conditions are met:

- Consolidation of all seven parcels;
- Consolidation of access points such that no access point is provided on Beulah Street and no more than two access points are provided on Steinway Street;
- Maximum height of 35 feet to permit compatibility with the neighboring single-family detached houses; and
- Effective visual screening along the eastern boundary of the property to buffer the neighboring homes.”

The Comprehensive Plan Map would not change.

### 1S

The nomination proposes changing the Plan density for the subject properties from residential use at 1-2 du/ac to 3-4 du/ac. A new recommendation would be added to the Fairfax County Comprehensive Plan, 2003 Edition Area IV, Springfield Planning District, Amended through 12-6-2004, Newington Community Planning Sector (S6), Page 69, Land Use section and would read as follows:

“11. Parcels 90-4((1)) 20, 23-25 are planned for residential use at 3-4 dwelling units per acre to be compatible with the properties in the surrounding area.”

The Comprehensive Plan Map would change from residential use at 1-2 du/ac to residential use at 3-4 du/ac.

**8S**

The nomination proposes changing the Plan density for the subject properties from residential use at 1-2 du/ac to 3-4 du/ac and adding an option for 5-8 du/ac. A new recommendation would be added to the Fairfax County Comprehensive Plan, 2003 Edition Area IV, Springfield Planning District, Amended through 12-6-2004, Newington Community Planning Sector (S6), Page 69, Land Use Recommendation and would read as follows:

“12. Parcels 91-3((1)) 12-15, 15A, ((5)) 1A, 1B, 2-4 are planned for residential use at 3-4 dwelling units per acre, with an option for residential use at 5-8 dwelling units per acre subject to logical parcel consolidation and appropriate buffering.”

The Comprehensive Plan Map would change from residential use at 1-2 du/ac to residential use at 3-4 du/ac.

**ANALYSIS**

Nomination 1S and 8S are both on the west side of Beulah Street and are separated by a few parcels along Miller Drive. Two single-family detached units are located within the 1S nomination area; the remaining area is vacant. Under the current Plan it is possible to build 15 single-family detached houses. The nominated density results in a development potential of 30 single-family detached houses. Nomination 8S is currently developed with 14 single-family detached houses. Under the current Plan it is possible to build 21 single-family detached houses. The nominated density for 3-4 du/ac could yield up to 41 houses. Under the option for 5-8 du/ac, it would be possible to build up to 82 dwellings, which would most likely be single-family attached units.

Nomination 1RH is on the east side of Beulah Street and south of the Kingstowne Commons townhouses. There are two single-family houses that front Beulah Street. Under the current Plan it is possible to build 21 single-family detached units. Development according to the nominated density could yield up to 88 units, which are assumed to be townhouses. The nomination was modified to reduce the nominated density from 5-8 du/ac to 3-4 du/ac. This could result in 43 single-family detached units. Accordingly, the impacts, when compared to the 5-8 density, would be reduced by half.

**Plan Potential Comparison 1S**

	<b>Total Units</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>
<b>Existing</b>	2	2	0
<b>Current Plan</b>	15	15	0
<b>Proposed Plan</b>	30	30	0

**Plan Potential Comparison 8S**

	<b>Total Units</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>
<b>Existing</b>	<b>14</b>	14	0
<b>Current Plan</b>	<b>21</b>	21	0
<b>Proposed Plan</b>	<b>41</b>	41	0
<b>Proposed Plan Option</b>	<b>82</b>	0	82

**Plan Potential Comparison 1RH**

	<b>Total Units</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>
<b>Existing</b>	<b>2</b>	2	0
<b>Current Plan</b>	<b>21</b>	21	0
<b>Proposed Plan *</b>	<b>88</b>	0	88

**Cumulative Plan Potential 1RH, 1S, 8S**

	<b>Total Units</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>
<b>Existing</b>	<b>18</b>	18	0
<b>Current Plan</b>	<b>57</b>	57	0
<b>Proposed Plan</b>	<b>159</b>	71	88
<b>** Proposed Plan Option</b>	<b>200</b>	30	170

\* Nomination density for 1RH has been reduced to 3-4 du/ac.

\*\* Includes highest density proposed by 8S

If all three nominations were approved by the Board of Supervisors, it would be possible to build up to 200 residential units. Under the current Plan it is possible to build 57 units.

## **Land Use**

### ***Consolidation, Transition and Compatibility 1RH, 1S, 8S***

The area surrounding the nominations is developed with townhouses, single-family detached houses, and parkland. The areas developed with townhouses are planned for residential use at 3-4 du/ac and 8-12 du/ac. The nominations provide justification that the surrounding area is planned and built at higher densities. Therefore, the nominated densities would be compatible. However, the higher densities in the adjoining areas were possible because the development comprised large areas that could provide efficient circulation systems and adequate open spaces. Comparatively, the three isolated

nomination areas do not have sufficient land to provide improved circulation and access. Moreover, the need to avoid construction in the Virginia Power easement, running along the eastern side of 1RH and 1S, could influence design and unit type.

Because there are other low-density parcels around the nominated areas which are not included in the nominations, pockets of single-family houses surrounded by higher density developments would be created if the subject properties were developed for higher densities. The nominations do not represent logical areas of consolidation. The resulting piecemeal development would be inconsistent with the Comprehensive Plan guidance.

In 2002, a Plan amendment for parcels located south of Windsor Avenue and west of Beulah Street resulted in a new option for 3-4 du/ac. Replanning the parcels was viewed as appropriate infill development as the area surrounding the subject parcels was planned for densities ranging from 4-5 to 5-8 du/ac. In this instance, the subject area itself was viewed as an isolated pocket. Replanning the currently nominated parcels may create a situation where other parcels are similarly isolated. As a result, pressure for redevelopment at a higher density could continue, a concern that was expressed in 2002 when these properties were considered but not supported for higher density use.

## **Environmental**

### ***Noise***

The nomination areas have frontage on Beulah Street. Noise levels exceeding day-night loudness (DNL) of 65 decibel have been noted for other developments in this area. A noise study to determine the extent of these impacts would be warranted. The Comprehensive Plan does not support new residential use in areas with noise exposures exceeding average DNL levels of 75 decibels. Noise level above 65 decibels would have to be mitigated.

### ***Soils***

The County soils map indicates that the area has not been mapped. The general area has problem soils, including marine clays. Any redevelopment would require a soils report to determine the type and extent of all soil types.

### ***Tree Cover***

The nomination areas appear to contain significant tree cover and some may be appropriate for preservation. Tree save areas would likely be based on a staff assessment in combination with information submitted by the applicants and findings from the Urban Forestry Division.

## Schools

### 1RH

Under the existing Plan, a total of 4-9 students could be anticipated. With development under the nominated Plan, a total of 23-38 students could be anticipated with the largest impact at the elementary school level. If the reduced nomination density of 3-4 du/ac is considered, the student generation could be reduced by half for a yield of approximately 19 students. There are no capacity deficiencies identified at any of the receiving schools presently assigned. A potential boundary change being considered for South County High School could impact Hayfield High School.

**1RH Nomination Generated Students**

School Level	Current Plan at 1-2 du/ac		Proposed Plan at 5-8 du/ac	
	Estimated Units	Estimated Student Yield	Estimated Units	Estimated Student Yield
Elementary	20	5	80	20
Middle	20	1	80	6
High	20	3	80	12
<b>Total</b>		<b>9</b>		<b>38</b>

### 1S

Under the existing Plan, a total of 3-6 students could be anticipated. Under the proposed Plan scenario, a total of 10-13 students could be anticipated. There are no capacity deficiencies identified at any of the receiving schools presently assigned.

**1S Nomination Generated Students**

School Level	Current Plan at 1-2 du/ac		Proposed Plan at 3-4 du/ac	
	Estimated Units	Estimated Student Yield	Estimated Units	Estimated Student Yield
Elementary	14	3	29	7
Middle	14	1	29	2
High	14	2	29	4
<b>Total</b>		<b>6</b>		<b>13</b>

### 8S

Under the current Comprehensive Plan, a total of 6-9 students would be anticipated. Based on the proposed development scenarios which could allow up to a maximum of 4 du/ac with an option for development up to 8 du/ac, a total of 19 to 30 students could be anticipated, with the greatest impact at the elementary school level. There are no capacity deficiencies identified at any of the receiving schools presently assigned.

**8S Nomination Generated Students**

School Level	Current Plan at 1-2 du/ac		Nominated Plan at 3-4du/ac		Nominated Plan at 5-8 du/ac	
	Estimated Units	Estimated Student Yield	Estimated Units	Estimated Student Yield	Estimated Units	Estimated Student Yield
Elementary	21	5	41	10	82	17
Middle	21	1	41	3	82	4
High	21	3	41	6	82	9
<b>Total</b>		<b>9</b>		<b>19</b>		<b>30</b>

**Cumulative**

The cumulative student generation table shows that there could be as many as eighty one students if all the nominations are approved by the Board of Supervisors. The current membership and capacity for the schools serving the nomination areas indicate that the elementary schools could be impacted the most but could accommodate the additional students.

**Cumulative Student Generation**

School Level	Current Plan		Nominated Plan	
	Estimated	Estimated	Estimated	Estimated
	Units	Student Yield	Units	Student Yield
Elementary	55	13	200	44
Middle	55	3	200	12
High	55	8	200	25
<b>Total</b>		<b>24</b>		<b>81</b>

**Current Capacity and Membership**

School Pyramid	9/30/05 Capacity	9/30/05 Membership	2006-2007 Membership	Memb/Cap Difference	2010-2011 Membership	Memb/Cap Difference
				2006-2007		2010-2011
Lane ES	831	677	687	144	665	165
Island Creek ES	759	702	702	57	715	44
Hayfield HS	2125	1695	1437	688	1567	558
Hayfield MS	1100	759	754	346	832	268

**Transportation**

The nominated land uses will increase vehicle trips when compared to the current Plan as shown in the tables below. The trip generations were estimated using rates from the Institute of Transportation Engineers (ITE) Trip Generation Report, 7th Edition, 2003.

**1RH****1RH Trip Generation Comparison**

	AM Peak Hour		PM Peak Hour		Daily
	In	Out	In	Out	
Current Plan	4	12	13	8	201
Nominated Plan	10	38	37	20	739

At the nominated density the total average daily trips would be tripled when compared to the trips generated under the current Plan. To avoid traffic slowdown along southbound Beulah Street, a left-turn bay at the intersection of Beulah Street and Steinway Street is desirable. Therefore, additional right-of-way and pavement widening would likely be necessary.

**1S**

At the nominated density the total average daily trips would be doubled when compared to the trips generated under the current Plan. To avoid traffic slowdown, direct access to Beulah Street should not be provided.

**1S Trip Generation Comparison**

	AM Peak Hour		PM Peak Hour		Daily
	In	Out	In	Out	
Current Plan	3	8	10	6	144
Nominated Plan	6	17	19	11	287

**8S**

At the nominated density the total average daily trips would be tripled when compared to the trips generated under the current Plan. To avoid blocking northbound through traffic on Beulah Street, a left-turn bay might be needed at the intersection of Beulah Street and Casperson Road. Therefore, additional right-of-way and pavement widening would likely be necessary.

**8S Trip Generation Comparison**

	AM Peak Hour		PM Peak Hour		Daily
	In	Out	In	Out	
Current Plan	4	12	13	8	201
Nominated Plan I	8	23	26	15	392
Nominated Plan II	9	35	34	19	689

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**Cumulative**

Cumulative Trip Generation Comparison					
Cumulative	AM Peak Hour		PM Peak Hour		Daily
	In	Out	In	Out	
Current Plan	11	32	36	22	546
Nominated Plan	25	90	90	50	1715

If all three nominations were approved, the total daily trips could increase from 546 to 1715 and add at least two left turn lanes along north bound Beulah Street and one left turn lane along south bound Beulah Street.

**Parks****1RH**

At 5-8 du/ac, it would be possible to build 88 dwelling units, an increase of 67 units over the current Plan. Based on the average household size of 2.45 in the Rose Hill Planning District, the additional 67 dwelling units will result in approximately 165 new residents.

**1S**

At the nominated density it would be possible to build 30 dwelling units, an increase of 15 units over the current Plan. Based on the average household size of 3.09 in the Springfield Planning District, the additional units could result in approximately 47 new residents.

**8S**

At the nominated density of 3-4 du/ac it would be possible to build 41 single-family detached dwelling units, an increase of 20 units over the current Plan. At the nominated option of 5-8 du/ac it would be possible to build 82 single-family attached dwelling units, an increase of 61 additional units over the current Plan. In Springfield Planning District, based on the average household size of 3.09 for single-family detached units and 2.64 for single-family attached units, the nomination could result in approximately 62-162 new residents.

A cumulative analysis of the three nominations indicates that with a total of 143 new units possible under the nominated Plans, there could be approximately 374 new residents who will further exacerbate the already existing deficient parkland and park facilities. Opportunities to mitigate these impacts may be found at existing parks in the Planning District or through the provision of usable parkland dedication.

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## **RECOMMENDATION**

The nominations provide insufficient land consolidation. The higher densities in the adjoining areas were offset by the size of the respective developments which created efficient circulation systems and adequate open spaces. The location of the Virginia Power easement further limits design flexibility on two of the nominated areas (1RH and 1S). Also, there are other parcels around the nomination areas which would remain planned at a lower density. The redevelopment of the subject parcels would create pockets of single-family houses surrounded by higher density developments thereby potentially creating pressure to redevelop at a higher density and possibly causing destabilization of stable neighborhoods. Because nominations propose piecemeal development, which is discouraged by the Comprehensive Plan, staff recommends that the Comprehensive Plan for nominations 1RH, 1S, and 8S be retained.